

# CASE SUMMARY

APPLICATION TYPE: TTCD

## BUILDING PERMIT



File Number: 5-B-25-TOB      Related File Number:  
Application Filed: 2/7/2025      Date of Revision:  
Applicant: KELSEY CHANBERS DAVE MADDEN, ARCHITECT

### PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Rd, east of Pellissippi Parkway  
Other Parcel Info.:  
Tax ID Number: 103 E A 002      Jurisdiction: County  
Size of Tract: 5.2 acres  
Accessibility: Access is via Hardin Valley Road, a four lane, median-divided street within 200 ft of right-of-way; and via Charlevoix Road, a local street with 36 ft of pavement width within 50 ft of right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Commercial  
Surrounding Land Use:  
Proposed Use: Walk-in cooler      Density:  
Planning Sector: Northwest County      Plan Designation: TCMU (Town Center Mixed-use)  
Growth Policy Plan:  
Neighborhood Context:

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10677 Hardin Valley Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: N/A  
Previous Requests:  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

**Variances Requested:** 1) Increase the impervious surface ratio from 77.5% to 77.53%.

## OTHER INFORMATION (where applicable)

**Other Bus./Ord. Amend.:**

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Whitney Warner

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Staff recommends the following actions on the required waivers from the Design Guidelines:

1) Increase the impervious area ratio from 77.5% to 77.53% because the increase is minor, and the building will screen the cooler.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to two conditions:

- 1) Meeting all applicable Knox County Engineering and Public Works requirements.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

**Comments:**

PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The request is for a 170 sq ft cooler to be installed behind XUL Brewery at the Shops at Hardin Valley Station. This request will increase the impervious area ratio from 77.5% to 77.53%. The impervious area ratio maximum is 70%. This property has received multiple waivers to exceed the maximum, including the most recent approval to up to 77.5% (2-A-25-TOB). While the request is minor in nature, all waiver requests require board approval.
2. Staff recommend the approval of the waiver because the cooler is behind the building next to the enclosed dumpsters. An 8 ft fence surrounding the dumpster will remain along the west side of the cooler. This satisfies Guideline 2.5.1, which requires service areas and mechanical equipment to be in the rear of the building or screened with vegetation or other building enclosures. This request does not affect the required landscaping requirements. Additionally, the Shops at Hardin Valley Station have had issues with sufficient parking on-site because of the high number of restaurants, which require more parking. This request does not decrease any parking spaces.

B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.

1. The 5.2-acre site is zoned CA (General Business) and TO (Technology Overlay). The CA zone provides for general retail business and services. The brewery's request is consistent with the intent of the CA zone.

C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.

1. The proposed cooler is not expected to adversely impact the surrounding area because the cooler is being placed behind the building, which is an established service area where the dumpsters are also located.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1. Knox County Departments have no comments on this proposal.

**Action:** Approved

**Meeting Date:** 5/5/2025

**Details of Action:** 1) Increase the impervious surface ratio from 77.5% to 77.53%.

**Summary of Action:**

**Date of Approval:** 5/6/2025

**Date of Denial:**

**Postponements:**

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: